

Sanpete County Planning Commission Meeting

February 9, 2011, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Steve Anderson, Dale Lewis, Garth Sorenson, Thell Stewart, Mary Anderson, Sanpete County Zoning Administrator Scott Olsen, and Sanpete County Clerk Sandy Neill. (Gene Jacobson, Joseph Scholes and Bart Nelson are excused.) Also present are Commissioners Claudia Jarrett and Steve Frischknecht, and economic development director Kevin Christensen.

Meeting is called to order by Chair Steve Anderson.

ZONING ADMINISTRATOR REVIEW OF AGENDA

Planning Commission Chair, Steve Anderson calls the agenda.

APPROVAL OF MINUTES

Motion is made by Garth Sorenson to approve the Planning Commission minutes of January 12, 2011 with no corrections. The motion is seconded by Dale Lewis, and the motion passes.

APPOINTMENT OF CHAIR, VICE CHAIR, AND DESIGNATION OF ALTERNATE BOARD MEMBER

Garth Sorenson moves to be made the alternate board member. He was originally appointed as the alternate. The motion fails for lack of a second. Bart Nelson remains the alternate board member for now. Discussion is held as to number of years each member is to serve. Currently, it is set at 3 years, and expires when a new member is appointed. Discussion is held about having the longest serving board member be appointed as chair, and reappointed the next year, serving two years. A few board members are not present today. This matter is tabled until the next meeting.

CONSIDERATION OF APPLICATION BY ATLAS TOWER, LLC FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A TELECOMMUNICATION TOWER ON S 10023, LOCATED EAST OF GUNNISON

Jerome Gourley is present. He is here to request a conditional use permit to construct a 195' lattice communication tower on property that is approximately 4 miles east of Gunnison. This tower will not be lit. It is under 200' in height (FAA requires towers 200' and over be lit). This tower should help cell phone users in and traveling through the Manti, Gunnison, and Sterling areas, depending on which carriers use the tower. The tower has climbing pegs, but the bottom one is 22' high. Motion is made by Mary Anderson to approve the conditional use permit to construct a tower on S 10023, with condition of a 6' chain link fence be installed around the tower. The motion is seconded by Thell Stewart, and the motion passes.

WORK MEETING TO DISCUSS THE FOLLOWING: GENERAL PLAN; PORTABLE SLEEPING UNITS; CONDITIONAL USE PERMITS FOR ALTERNATE POWER; AIRPORT REZONING

Chair Steve Anderson asks whether the matrix in the general plan and the zoning ordinance both need to be updated at the same time. There is no problem with adopting the general plan now, and adjusting the zoning ordinance as needed in the future. The planning commission is in favor of implementing the general plan at this time, and then work on the zoning

ordinance as needed. Steve Anderson also would like to get away from too many conditional uses to monitor. Commissioner Jarrett states the general plan protects the agricultural heritage of Sanpete County. There needs to be a balance between private property rights and agriculture. Are we saddling those that want to develop their property with excessive expenses to create subdivisions? Are we preventing development? If we allow development without requiring roads, will the people come back to the county to have them build the road? Should the responsibility to build roads ever shift from the developer to the County? Should density be considered when deciding how much development is required when subdividing rather than just the quantity of lots?

Proposed changes to the matrix for Land Use Classification suggested at the last meeting have been updated. The matrix is again reviewed, with a few more changes suggested. The Planning Commission will hold a public hearing at the next meeting to recommend the adoption of the General Plan.

The commission discusses conditional use permits for alternative power. The building code already regulates most of the requirements. Location of the panel the generator shed, and how it affects the neighboring property owner has been the main reason for the conditional use permit. Could some forms and sizes of alternate power be allowed uses in some zones? Parameters will be written into the matrix, and then the use of alternate power will be permitted in certain zones.

Scott Olsen advises the commission that portable sleeping units may show up on a future agenda as proposed changes to the zoning ordinance.

Most of the planning commission agree with the clustering proposed in the new general plan. Gene Jacobson asked Dale Lewis to voice his opposition to the clustering.

Discussion is held about the public facility zone around the airport. A proposal has been made to shrink the public facility zone to the property currently owned by the airport. This is not before the planning commission yet. It will first go back to the cities to make their recommendation. It is understood that the FAA will enforce their rules if the property owners want to build at this time. Can the private property that is now in the zone be re-zoned to a new zone that alerts the owner that if they build, they may later be required to meet the FAA requirements? Should the property owner then be required to meet with the airport board before building, and should a conditional use permit be required?

Dale Lewis has approached Spring City, and they are okay with the County creating a buffer zone around the city, as long as property taxes are not raised due to the change. Wales, Spring City, and Mt. Pleasant are the only cities without buffer zones. A public hearing will be scheduled for the next meeting to discuss buffer zones around these cities.

With no further business before the Planning Commission, motion to adjourn is made by Thell Stewart. The motion is seconded by Garth Sorenson, and the motion passes.

The meeting is adjourned at 8:30 P.M.